

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

JUNE 2, 2009

PRESENT: Tom Mulcahy, Peter Larrabee and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:07 p.m.

2. Discussion of Severance Road Rezoning

S. Hadd provided the Commission with maps of the Severance Road neighborhood and three rezoning requests for the area. S. Hadd outlined the three specific requests:

1. Tax Map 4, Parcel 24 from R1 to R3 or higher
2. Tax Map 4, Parcel 22-3 from R1 to R3
3. Tax Map 4, Parcel 11 from AGR to R5

S. Hadd noted that the Severance Road area is entirely residential in nature and there is no commercial zoning. The Districts currently used within this area are R1, R2, R3, AGR and MHP. The Shirland property is partially a horse farm. There is a Mobile Home Park which has not requested any zoning change. S. Hadd explained that R3 may be the most appropriate to create infill opportunities desired and further noted that any residential zoning would make the horse farm nonconforming as it is presently zoned AGR.

The Board discussed the request of the Larry and Susan Shirland for property located at 1161 Severance Road to be rezoned from AGR to R5. They discussed the fact that there is an existing horse farm on part of the property and rezoning to Residential 3 would make that use non-conforming. It is important that the property owners and fully understand the limitations of a non-conforming piece of property.

S. Hadd and the Commission agreed that it would be appropriate to invite the neighbors as well as the specific property owners that are requesting property rezonings to attend a public input meeting in the near future. The Commission directed Staff to invite Larry and Susan Shirland to the June 16th meeting to discuss the issue that would occur if the property was rezoned from AGR to R3.

3. Review of Future Agenda

The Commission is scheduled to have a public input meeting on Village rezonings on the June 16th meeting.

Planning Commission – Minutes – June 2, 2009

4. Minutes of the May 19th Meeting

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to **approve** the minutes of June 2, 2009. The **motion passed** with a vote of 3 – 0.

5. Packet Information

The Commission received a copy of a flyer announcing an upcoming meeting about an EPA grant to develop an Integrated Water Resources Management Plan (IWRMP). This grant is the first of its kind in Vermont and kicks off with the first public information meeting on Wednesday, June 3, 2009 at 7:00pm at the Colchester High School Cafeteria.

S. Hadd updated the Commission on the Growth Center process. She said the Town is possibly going to be asking for Act 250 exemptions for some developers for specific projects. The Town is also discussing the possibility of tax increment financing that can be used for infrastructure for the growth center and other possible financing options such as a special assessment district that would require voter approval.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 7:55 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 16th day of June 2009

_____	_____
_____	_____
_____	Planning Commission